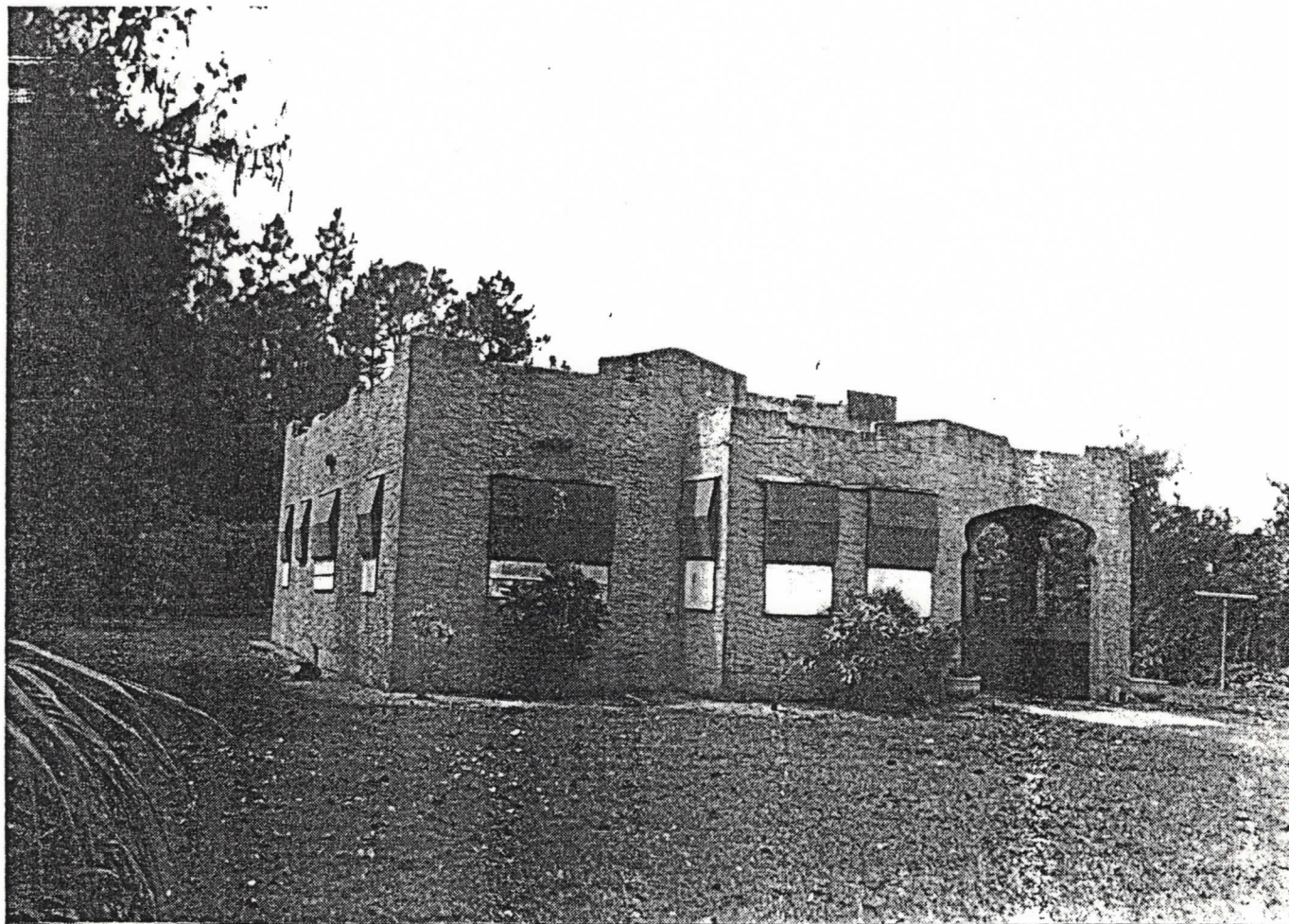


DESIGNATION REPORT



ALADDIN CITY/SOVEREIGN HOUSE
16290 S.W. 210 TERRACE (SINBAD STREET)
MIAMI, FLORIDA 33187



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD
DESIGNATION REPORT—INDIVIDUAL SITE

Date of Filing
Date of Designation

Owner(s)

Joseph and Constance Mastrianni

Mailing Address

80 Kosa Hogan Drive
Plantsville, Connecticut 06479

SURVEY FINDINGS:

___ H.A.B.S. ___ Natl. Reg. ___ H.A.E.R. ___ Other:
___ Dade County Historic Survey Findings:

RATING: ___ Architecture ___ History ___ Context NA

SITE LOCATION:

16290 S.W. 210 Terrace
Miami, Florida

Aladdin City PB 23-5
Lots 14-16-17-18 & 19 & TRS 42-A
& 42-B PER PB 34-56 BLK 42
PR ADD 16290 S.W. 210 Terr.
Lot size irregular

Current Zoning (describe):

GU-Interim-uses depend on character of neighborhood, otherwise
EU-2 Standards apply (EU-2-estates 1 family 5 acre gross)

SIGNIFICANCE

- | | | |
|--|--|--|
| <input type="checkbox"/> Archeology-Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> People |
| <input type="checkbox"/> Archeology-Historic | <input checked="" type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Art | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Law | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Military | <input type="checkbox"/> Other (special) |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | |
| <input type="checkbox"/> Economics | | |
| <input type="checkbox"/> Education | | |

Significance -- Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The Sovereign House may be one of only several structures remaining that were associated with the 1926 real estate venture known as Aladdin City. The property on which the Sovereign House stands was originally owned by Will and Florence Sovereign, the principal developers of Aladdin City. Historical research does not indicate whether the Sovereigns built the house or ever lived in it. However, based on the date of construction, location, and the unusual architectural style, it may be concluded that the house was constructed at the same time Aladdin City was being developed, perhaps as a model to attract buyers to the development.

During Miami's real estate boom in the mid 1920s many small developments sprang up in the area, some more successful and enduring than others. Miami Shores, Coral Gables, Miami Springs, and Opa-locka were among the more lasting. Others, such as Paoli Park, Mirador, Flagler City, Poinciana, and Alameda were short-lived. Aladdin City, in south Dade County near Hainlin Mill Drive and Southwest 162nd Avenue, falls somewhere between two categories: it wasn't very successful, but parts of it have endured through the years.

At the height of the real estate boom in south Florida, developers used a variety of approaches to publicize their suburbs and attract buyers. One such method was the creation of a "thematic" community that employed an architectural style or theme to unify the city appearance. The use of themes as a promotional tool to lure prospective buyers became a common practice in south Florida during the boom period. Notable among these efforts were Glenn Curtiss' and James Bright's two developments: the Spanish Mission-style town of Hialeah and the Pueblo-revival community of County Club Estates, later known as Miami Springs. George Merrick used Mediterranean-style architecture to provide an easily recognizable image for his new city.

¹Dade County Historic Preservation Division, From Wilderness to Metropolis, Metropolitan Dade County, Miami, Florida, 1982, pp. 75-109,

(Use additional sheets if necessary)

SEE CONTINUATION SHEET [X]

SIGNIFICANCE — CONTINUATION SHEET

The developers of Aladdin City capitalized on the name and created an Arabian/Moorish motif for their city. Will and Florence Sovereign were the principal developers of Aladdin City. Will's brother, O.E. Sovereign, was also involved in the venture as were Cline Bagwell, W.J. Lampert, Frederick Keith, and Harry C. Higgins.² According to Mrs. Harry Higgins, "the Higgins family took everything they had and borrowed \$10,000 to put into the project".³ The Sovereigns owned the Aladdin Company, located in Bay City, Michigan, which manufactured "redi-cut" prefab houses. They named the new city after their home building company.

In keeping with the Arabian theme, streets were given such names as Bagdad, Mustapha, Sinbad, and Ali-Baba Circle. Newspaper advertisements portrayed a genie with a vision of Aladdin City escaping from his magic lantern. Another boomtime development, Opa-locka in north Dade County, was also incorporating the Arabian theme and the advertisements for both cities were almost identical.

Interestingly, both developments ran their first newspaper advertisement on the same day, January 3, 1926, back to back on the same page. Opa-locka's city plan may have been based on Ebenezer Howard's concept of garden cities which was receiving publicity in the United States at the time.⁴ Opa-locka incorporated various aspects of the garden city idea such as distinct zoning for residential areas, shopping, industry, and recreation. Each homeowner was given a plot on which to grow food. Opa-locka was intended to be a self-contained community offering employment opportunities in manufacturing, construction, and service industries. No original city plan has been discovered that would allow for a direct connection between Aladdin City and the garden cities concept, however, there is a similarity between the street layout for Aladdin City and Opa-locka.

Newspaper articles described Aladdin as a seven million dollar project which would turn into "a new, beautiful and modern city surrounded by an old established agricultural community".⁵ The city was to have such amenities as electric lights and power, local and long distance telephone service, sidewalks in front of every lot, public park and recreation grounds, and "the purest drinking water on every homesite". All streets were to be "sixty feet wide, paved and oiled, with electric lighted boulevards one hundred feet wide".⁶ An attractive feature of the city was its close proximity to the Seaboard Air Line Railroad's new extension.

²"Start Work on Aladdin City" in the Homestead Enterprise, January 1, 1926.

³Winans, Joy, "Aladdin's Lamp Wouldn't Burn" in the Miami Herald, April 24, 1960, p. 4F.

⁴Howard, Ebenezer, Garden Cities of Tomorrow, Cambridge, Massachusetts, M.I.T. Press, 1965.

⁵Miami Daily News and Metropolis, miscellaneous advertisements for Aladdin City, January 3-January 17, 1926.

⁶Ibid

SIGNIFICANCE — CONTINUATION SHEET

... in 1926 which ... for a short time.

Pre-opening sale prices for lots in Aladdin City ranged from \$750⁷ for residential sites, \$1,750 for business sites, and \$3,000 for apartment sites.

Aladdin City held its grand opening on January 14, 1926 and the festivities included free transportation to the area, picnics, and the building of a house in one day. Classes at local schools were cancelled so everyone could watch this unimaginable feat. Building materials were delivered by airplanes. The completed house included plumbing, wiring, plaster, paint, and home furnishings. Unfortunately for Aladdin City, the Biltmore Hotel in Coral Gables held its grand opening the following day and the Miami Daily News devoted entire pages to this event, with little or no mention of Aladdin City. A subsequent advertisement for Aladdin stated that 874 homesites were sold on opening day. Due to the huge success of the first day's sales, the Aladdin Company announced it would soon be erecting a branch office and a mill in the area to keep up with the demand for new houses.

The grand plans for Aladdin City to develop into a large community never materialized. The height of the land boom in South Florida had passed and was slowly declining. A devastating hurricane in September, 1926 struck the final blow to many boomtime development. Jean Taylor, south Dade historian, recalled perhaps ten to twelve houses were actually built in Aladdin City and many under construction were never finished, as people moved away to be near the shopping centers of Homestead and other south Dade towns. According to pioneer Otis Gossman, a building known as the city hall was constructed and he and his young friends played inside it during the 1930s. The building was later used as a polling place for Redland residents but has since been torn down. The railroad station was used as a potatoe packing house until it was destroyed by a hurricane in the 1960s.¹⁰

The Aladdin City Subdivision was re-platted in 1934. The dirt roads were never paved and only 3 or 4 street signs remain which bear their original Arabian names. The streets wind through the subdivision which is overgrown with grass and weeds. Several houses are still standing, including the Sovereign House, which display some Moorish Revival architectural details including flat roofs, crenellated parapets, and horseshoe arches. It is assumed that the houses were related to Aladdin City, perhaps constructed as models to attract buyers to the development. It does not appear that they are of the "redi-cut" prefab type which the Aladdin Company manufactured. But the houses may be the only ones remaining which were associated with the boomtime development of Aladdin City.

⁷Ibid.

⁸Ibid.

⁹Taylor, Jean, Telephone Interview by Emily Perry Dieterich, April, 1987.

¹⁰Gossman, Otis, "Aladdin City: Requiem for a 20s Boom Town" in the Miami Herald, December 2, 1969.

Current Use (describe)

residence

Current Condition:

☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ Unexposed
☒ Unaltered ☐ Altered
☒ Original Site ☐ Moved _____

Physical Description of Site (see attached photos):

The Sovereign House, like the Higgins House, is a good representative example of the typical inexpensive suburban development houses built throughout Dade County during the real estate boom of the 1920's. In addition, the building survives virtually unaltered. The house is a small, simple structure of masonry construction, faced in rough textured stucco. The house is typical of the Mission style buildings popular at the time. There is a rectangular mass for the main structure, topped by a continuous parapet with silhouette accents at the corners and at the center of each elevation. In front, a lower mass projects from the main facade, serving as carport and front porch. This entry mass repeats the parapet detail of the main facade at a lower height. Behind the parapets the roofs are flat, as typical of this building type. The door is located inside the front porch, which is reached from the side facing the carport.

It is in the carport that the building reflects a Moorish inspiration. The carport is pierced on three sides by large openings with low pointed arches with returns, of Moorish deviation. The house has original double hung wood sash windows with flat openings, covered by metal storm awnings. The only other visible detail on the simple exterior are the scuppers arranged in rows of threes that drain water off the roof on each facade.

Impacts -- Impact of the designation on proposed public improvements,
renewal projects or private development

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

Staff Recommendation:

Staff recommends the designation of the Aladdin City/Sovereign House as an individual historic site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations for Review of Historic Site Designations and Issuance of Certificates of Appropriateness."

Bibliographic References

- "Aladdin City to be Modern City in Near Future" in the Homestead Enterprise, January 12, 1926.
- "Aladdin City to Build Fast" in the Miami Daily News and Metropolis, January 8, 1926.
- "Aladdin Story Told" in the Miami Herald, January 17, 1926.
- Buck, Gladys, "Information Requested, Princeton, Florida", Federal Workers Program, (ca. 1937-1940), P.K. Young Library Field Copy, pp. 2-3 (unpub.).
- "Build House in a Day at Aladdin City", in the Homestead Enterprise, January 15, 1926.
- Dade County, Florida. Records Office Deeds Abstracts.
- Dade County Historic Preservation Division. From Wilderness to Metropolis, Metropolitan Dade County, 1982.
- Gallion, Arthur and Simon Eisner, The Urban Pattern, New York: D. Van Nostrand Company, 1975.
- Gossman, Otis, "Aladdin City: Requiem for a 20s Boom Town" in the Miami Herald, December 2, 1969.
- Howard, Ebenezer, Garden Cities of Tomorrow, Cambridge, Massachusetts: M.I.T. Press, 1965.
- Miami Daily News and Metropolis, miscellaneous advertisements for Aladdin City, January 3, 1926-January 17, 1926.
- Moholy-Nagy, Sibyl, Matrix of Man, New York: Frederick A. Praeger, Publishers, 1968.
- "Planes Carry Material for Aladdin Home" in the Miami Daily News and Metropolis, January 13, 1926.
- Rasmussen, Steen Eiler, Towns and Buildings, Cambridge, Massachusetts: M.I.T. Press, 1949.
- "Start Work on Aladdin City" in the Homestead Enterprise, January 1, 1926.
- Survey File, Notes and unpublished manuscripts, Dade County Historic Preservation Division, Miami, Florida.

Title Verification (attach copy): Book 6414

Page No. 729- Deed Type Quit
730 Claim Deed

Taylor, Jean. Telephone interview by Emily Perry Dieterich, April, 1986.

Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy and Company, 1986.

Winans, Joy, "Aladdin's Lamp Wouldn't Burn" in the Miami Herald, April 24, 1960, p. 4F.

Draft Resolution Designating the Property:

WHEREAS, the Sovereign House was built on land originally owned by the principal developers of Aladdin City,

WHEREAS, the Sovereign House is associated with the 1926 boomtime development of Aladdin City,

WHEREAS, the Sovereign House was built circa 1926,

WHEREAS, the Sovereign House is a good example of the typical suburban development architecture in Dade County in that era,

WHEREAS, the Sovereign House is located:

Aladdin City PB 23-5

Lots 14-16-17-18 & 19 & TRS 42-A

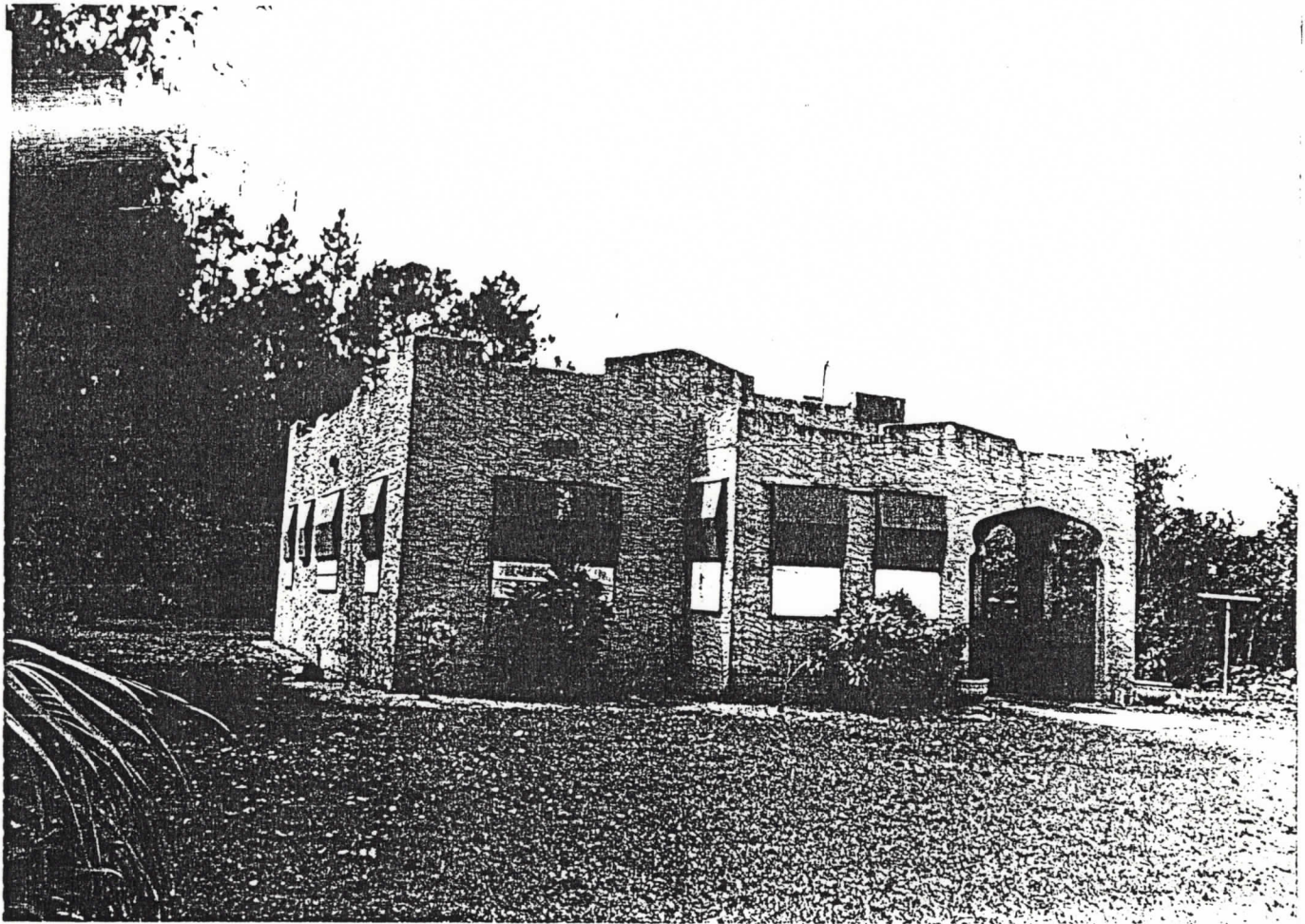
& 42-B PER PB 34-56 BLK 42

PR ADD 16290 S.W. 210 Terr.

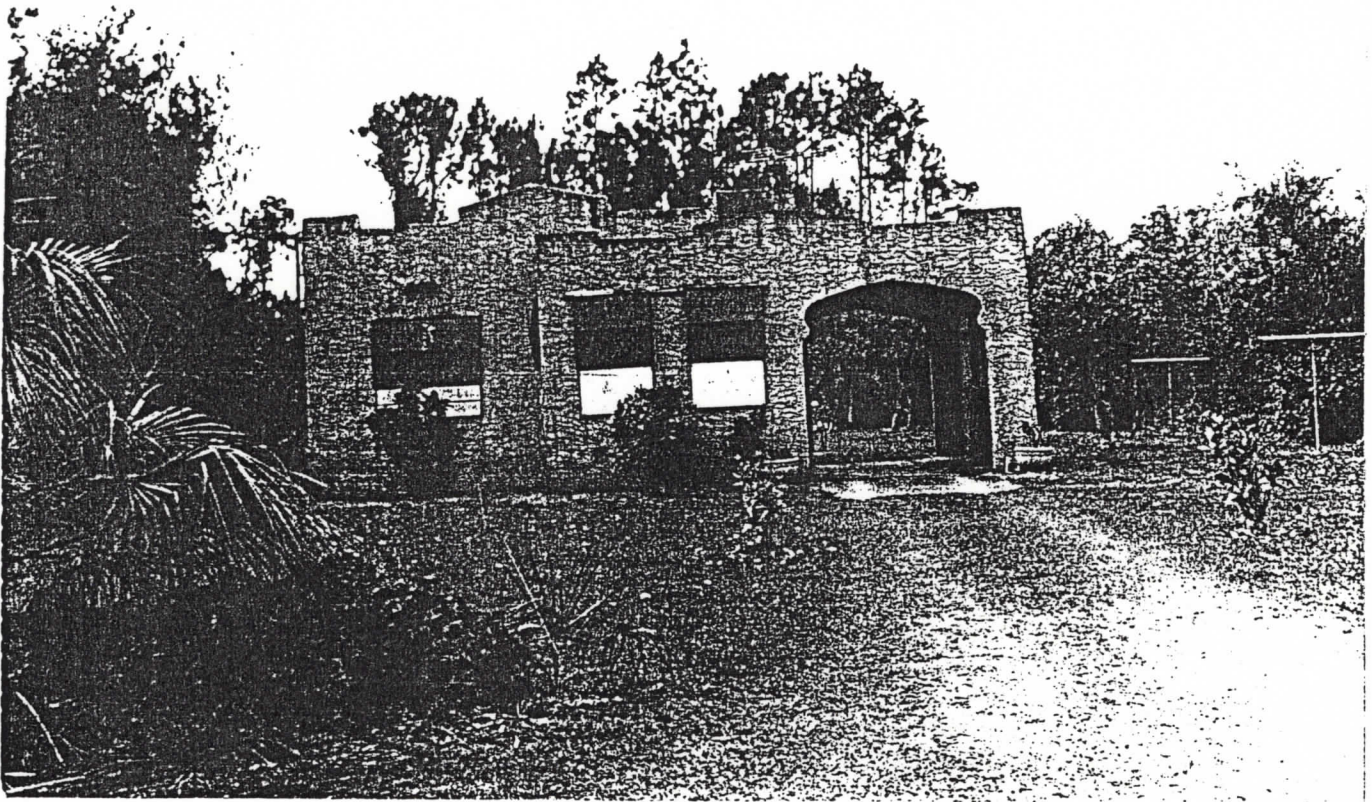
Lot size irregular

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on Wednesday, June 17, 1987 has designated the Sovereign House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Sovereign House is subject to all rights, privileges and requirements, of that ordinance.

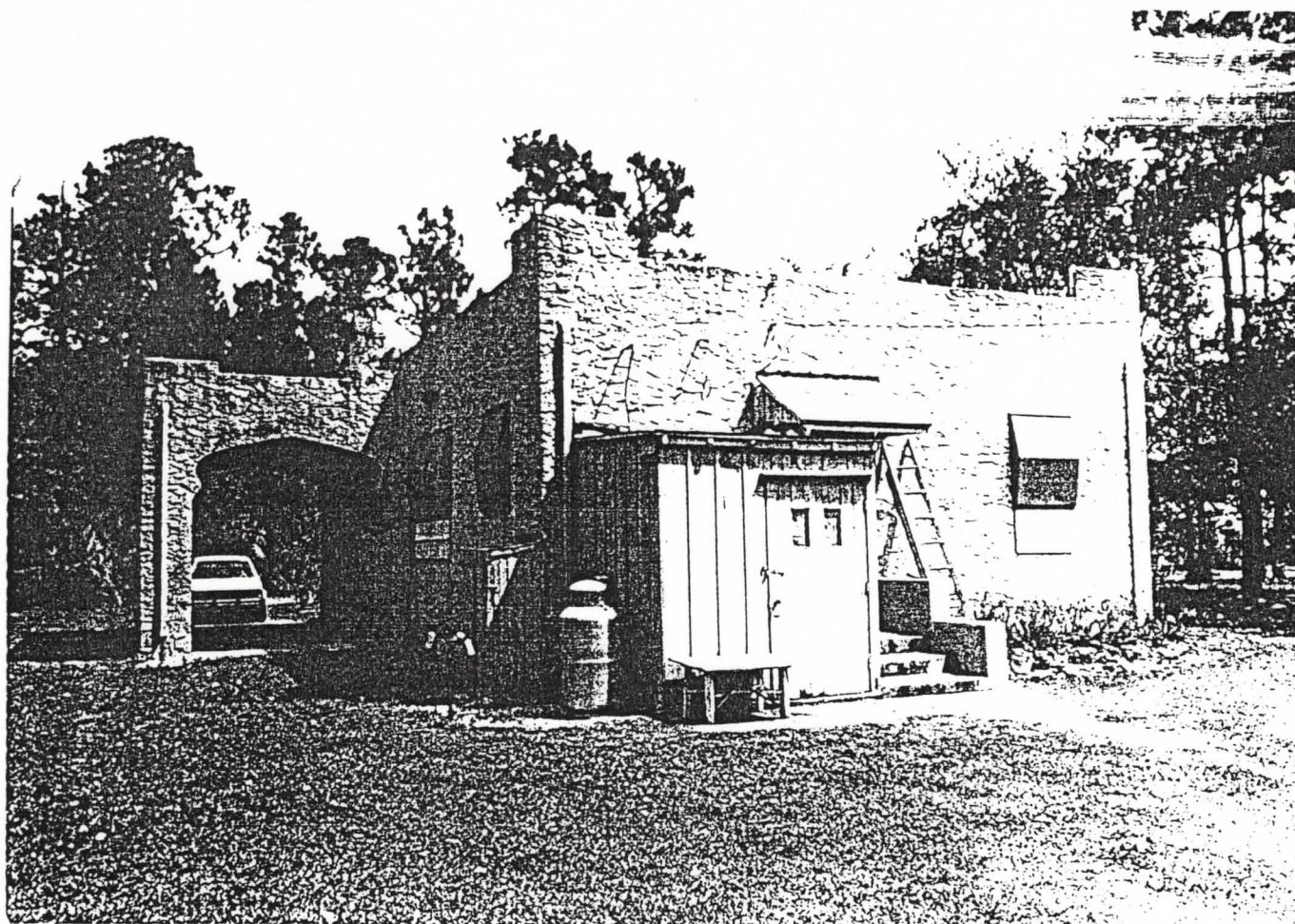
Designation is approved as evidenced by the signature of the
Historic Preservation Board Chairman.



1. Aladdin City/Sovereign House
2. 16290 SW 210 Terrace, Miami, Florida
3. Northeast view



1. Aladdin City/Sovereign House
2. 16290 SW 210 Terrace, Miami, Florida
3. Front facade (north)



1. Aladdin City/Sovereign House
2. 16290 SW 210 Terrace, Miami, Florida
3. Rear facade (southwest)

This Adventure.

Monday 14th 9th day of December A.D. 1911

~~Between~~ JENNIE A. LINQUIST, an unmarried widow.

and JOSEPH J. MASTRIANNI and CONSTANCE MASTRIANNI, his wife,
 of the County of
 and State of Florida
 party of the first part
 Route 2, 21030 SW 1624 Avenue
 Homestead, Florida, 33030
 of the County of
 and State of Florida
 party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NOVY ----- Dollars in the hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remitted, released and quitclaimed, and by this present instrument release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of ----- State of Florida, to wit:

Lot 2, and Lots 14 thru 22, of M. L. 111, according to the Plat thereof, recorded in Plat Book 22, Page 5, of the Public Records of Dade County, Florida; Tracts 42-A, 42-B, 42-C and 42-D, of M. L. 111, according to the Plat Thereof, recorded in Plat Book 21, at Page 56, of the Public Records of Dade County, Florida; together with all improvements thereon.



To Have and to Hold the same, together with all and singular the appurtenances therunto belonging or in anywise appertaining and all the right, title, interest and claim, whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

Elizabeth G. Matyssek
Rt. 1 - Box 1

JENNIE A. LINQUIST
As a forensic

State of Florida

County of Dade

I, Harry Gentry, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

JENNIE A. LINQUIST, an unmarried widow,

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

And I further certify That the said

known to me to be the wife of the said on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she executed the foregoing Deed for the purpose of relinquishing, alienating and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed said Deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at Homestead County of Dade State of Florida, this 9th day of December A. D. 1968.

Elizabeth G. Matousek
Notary Public

My Commission Expires
Notary Public, State of Florida at Large
My Commission Expires Nov. 21, 1972
Issued by Governor Fred P. O'Connell, Gov.

Unit of Chain of Title
698 10871
CLERK OF DISTRICT COURT
DADE COUNTY, FLA.

TO

Date

CLERK OF DISTRICT COURT
DADE COUNTY, FLA.

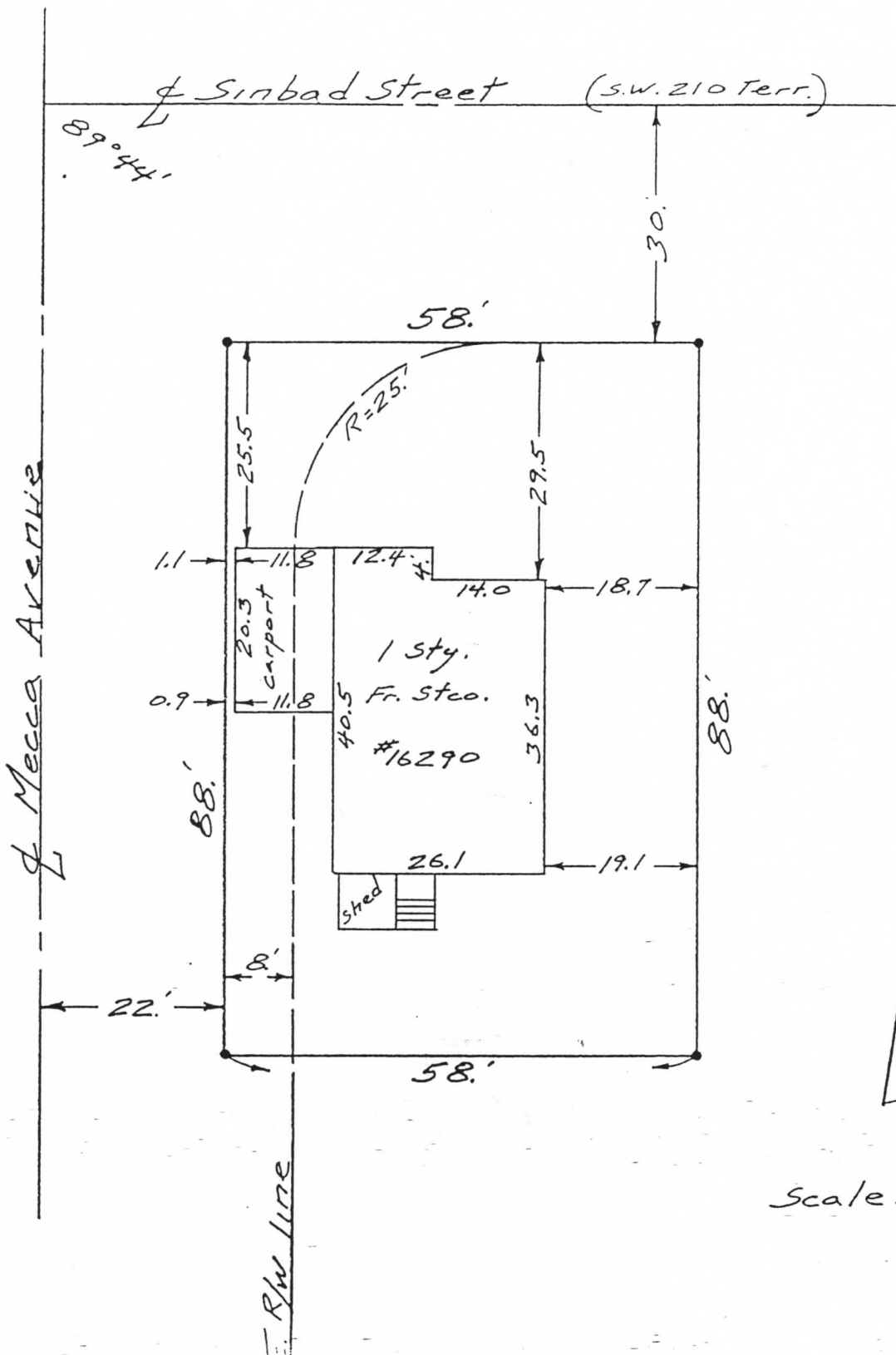
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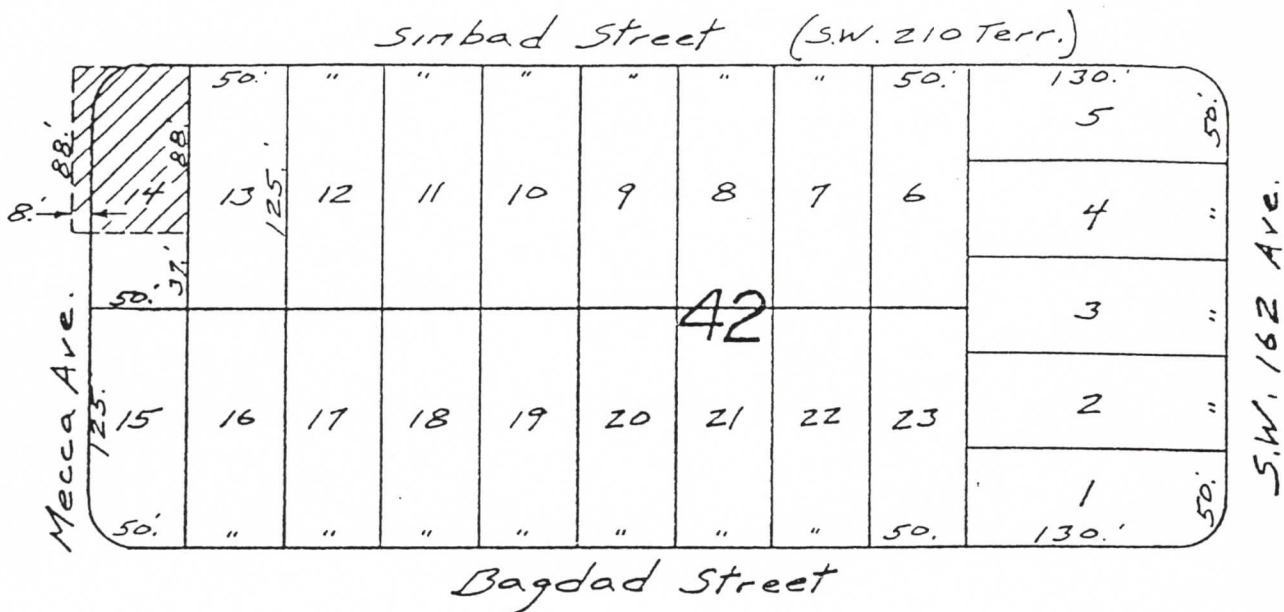
Notary Public, State of Florida at Large
My Commission Expires Nov. 21, 1972
Issued by Governor Fred P. O'Connell, Gov.

E. A. LEATHERMAN, Clerk of District Court
DADE COUNTY, FLA.

O. RALPH MATOUSEK
ATTORNEY AT LAW
444 NORTH KENDALL AVENUE
HOMESTEAD, FLORIDA, 33033

3 2 5





Scale: 1"=100'

SPECIFIC PURPOSE SURVEY
LEGAL DESCRIPTION AND SKETCH

The North 88 feet of Lot 14, Block 42, ALADDIN CITY as recorded in Plat Book 23 at Page 5 of the Public Records of Dade County, Florida together with the external area of a circular curve, concave to the Southeast, having a radius of 25 feet and being tangent to both the North line and the West line of said Lot 14, Block 42 ALADDIN CITY and the East 8 feet of Mecca Avenue lying to the West of and contiguous to said Lot 14 and the aforementioned external area of a circular curve.

FOR: *Historic Preservation Division of Dade County, Florida*

Order #735

F.B. #25-55

June 13, 1987

I HEREBY CERTIFY: That the Specific Purpose Survey represented hereon meets technical standards set forth by the Florida State Board of Land Surveyors and is correct to the best of my knowledge and belief.

T.L. Riggs

T.L. Riggs

Registered Land Surveyor #2349

STATE OF FLORIDA

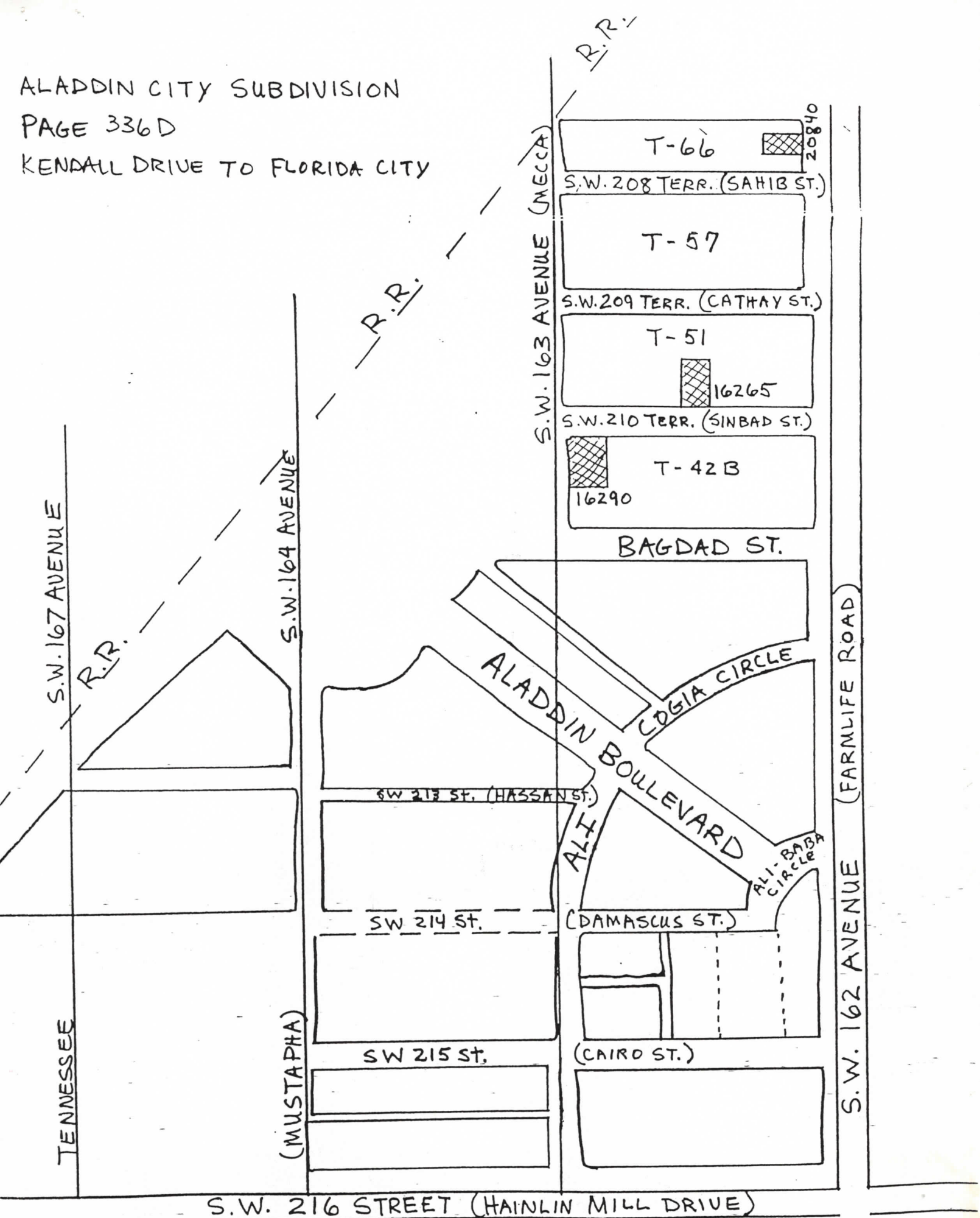
T. L. RIGGS
PROFESSIONAL LAND SURVEYOR
P. O. BOX 330403
MIAMI, FL 33233-0403
TEL. (305) 448-9032

4-20-87

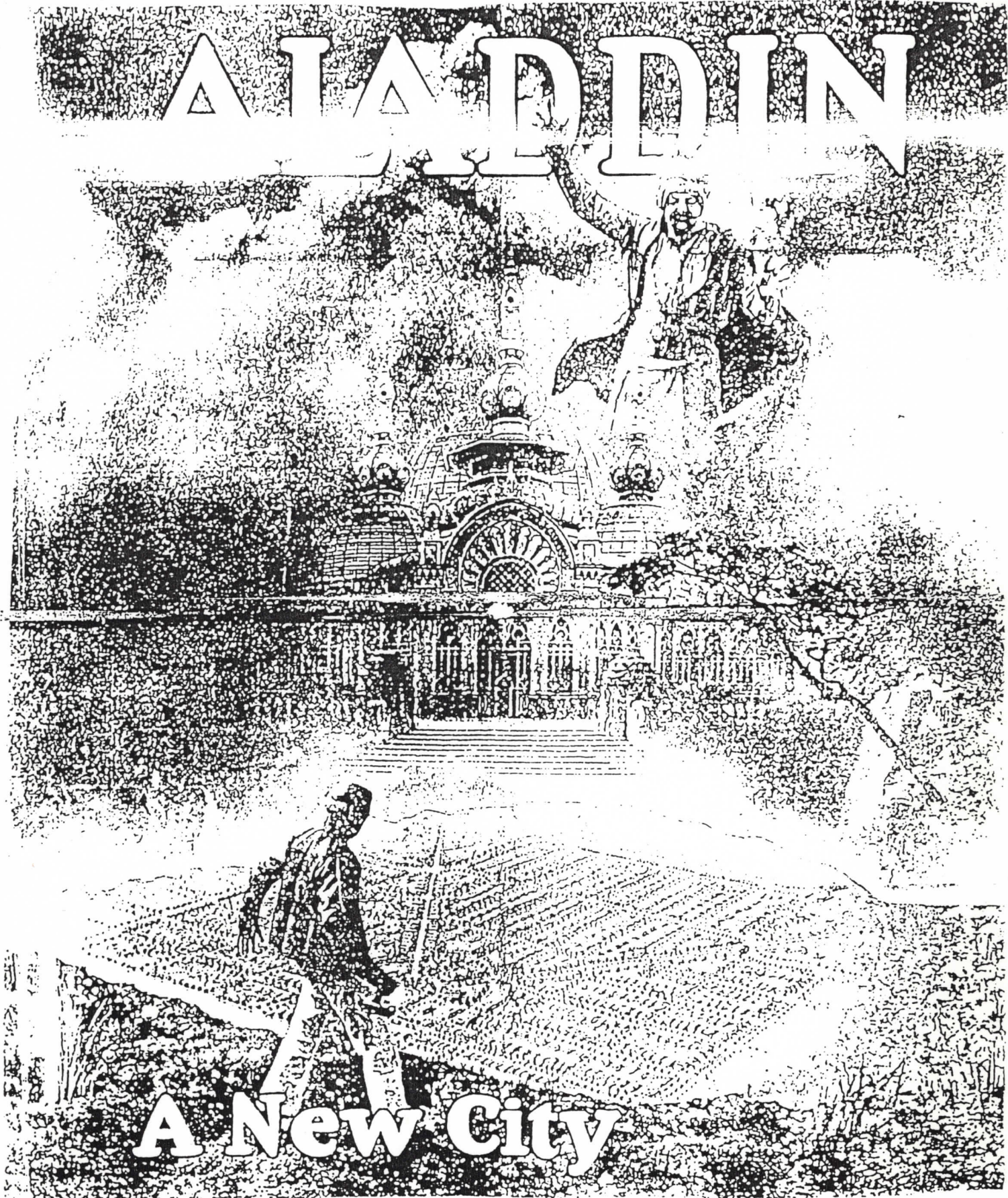
ALADDIN CITY SUBDIVISION

PAGE 336 D

KENDALL DRIVE TO FLORIDA CITY



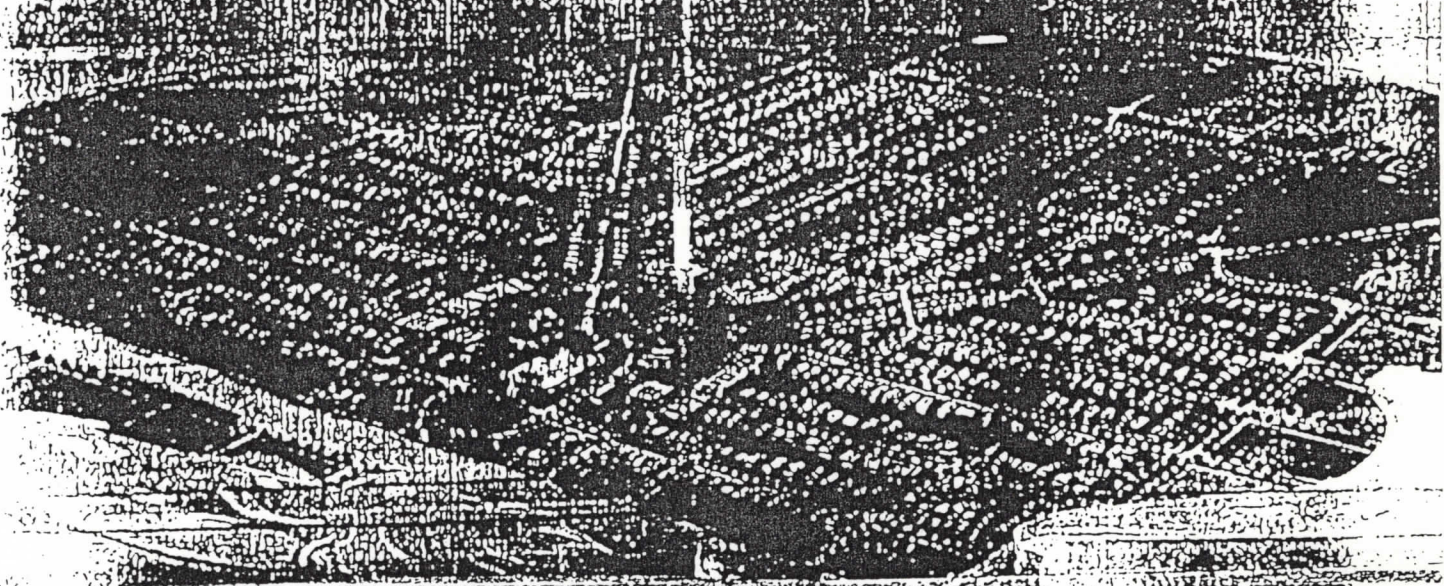
ALADDIN



A New City

ALADDIN PLANS

HIS FUTURE CITY



A City of Homes
in the Heart of the Redlands

*The Charm, Environment and Stability
Sought by Discriminating Home
Builders*

**WAIT FOR
OPENING
ANNOUNCEMENT**



A City of Opportunity
in Florida's Richest
Fruit Lands

*The Character,
Resources and
Advantages Sought
by Discriminating
Investors*

**WATCH FOR
THIS GREAT
OPPORTUNITY**

Conceived, Created and Announced by
THE ALADDIN COMPANY OF BAY CITY, MICHIGAN
Manufacturers of Aladdin Houses

HEADQUARTERS
ALADDIN CITY SALES CO.
203 HALCYON ARCADE MIAMI, FLORIDA

